

**BELGRADE CITY COUNTY PLANNING BOARD
MEETING MINUTES
7/25/2022 7:00 P.M.
BELGRADE CITY HALL
91 EAST CENTRAL AVENUE, BELGRADE, MT**

Chairperson Sandy Lee called the meeting to order. Board members in attendance were Sandy Lee, Elizabeth Marum, Judy Doyle, Mike Meis and Art Gillespie. Others in attendance included: Joel Kelman, Mateo Valenzuela, Richard Lindstrom, Dean Warhaft, Barbara Mary, Shane Strong, Scott Lease, Jerry Hoffman, Austin Mirizio, Bill Langlas, and Matt Cotterman as well as Planning Assistants Levi Simonson and Kristin Spadafore, and Planning Director Jason Karp.

DISCUSSION AGENDA

1) Public hearing and recommendation to the Gallatin County Commission regarding the Preliminary Plat approval of The Silos Major Subdivision/PUD. (0:00:12)

a) Planning Staff's Report (0:00:28): Jason Karp entered the staff report into the record and presented it with descriptions of the project and requested PUD Relaxations which included a reduction in minimum space size from 6000 square feet to 4900 square feet and a reduction in minimum space width between stands to 10 feet.

i) Questions from the Planning Board were as follows:

- (1) Marum: Questioned 10 ft separation between buildings, and the purpose of the PUD. A: It is a PUD From Subdivision Regulations.
- (2) Gillespie: Questioned 10 ft separation distance between buildings. A: This meets the building codes minimum.
- (3) Doyle: Questioned lack of trail easements to Jackrabbit Lane. A: An easement will be required.

b) Applicant presentation (0:21:30): Dean Warhaft (Applicant) gave a presentation detailing the proposed subdivision, Manufactured Housing Community and the Single-Family portions of the proposed subdivision.

i) Planning Board Questions Included:

1. Marum: Is ditch setback included in open space? A: No.
2. Lee: What size are the garages? A: They are 24' long and 15-22' wide.
3. Marum: Is there on-street parking? A: The hammerheads have parking spaces and snow storage. Juniper Estates has on street parking.
4. Marum: How many (visitor parking spots) excess spaces, including hammerhead. A: 2 parking spaces per home, and 1 guest parking space per 4 units.
5. Meis: Why is it a 40 ft ROW in the Manufactured Housing Community? A: Jonas: this is the county standard. There will be a sidewalk on one side and a 5 ft boulevard on the non-sidewalk side.

6. Marum: snow storage? A: Snow will be stored on non-sidewalk side in the Boulevard and in the Hammerheads.
7. Karp: Who shovels sidewalks? A: HOA.
8. Meis: Can the future homeowner pick out a home? A: The developer has a MFH dealer license, so they provide the homes, but allow design options for homeowners.
9. Lee: Do you have in-house financing? A: The developer is working with local credit union.
10. Doyle: What is the Lot Rent? A: \$600-800/month
11. Doyle: Are all units for sale or are there any rentals? A: There could possibly be some employer housing.
12. Meis: Will there be fencing on the lots? A: No probably not.
13. Doyle: Can you change your oil in your garage?
14. Gillespie: What will the price of a single-family home be? A: \$600,0000
15. Meis: what does xeriscaping look like? A: River rock, landscape architect will design.

c) Public comment: No comment received.

d) Board discussion: Judy Doyle stated that the Gallatin valley has lost a lot of mobile home parks to other development types.

ACTION: Board Member Doyle moved to recommend approval of the Preliminary Plat/PUD of The Silos Major Subdivision to the Gallatin County Commission. Board Member Gillespie seconded the motion. All voted aye, motion carried unanimously. (1:23:34)

2) Public hearing and recommendation to the Gallatin County Commission regarding the Preliminary Plat approval of Panther Park Commercial Subdivision. (1:36:22)

a) Planning Staff's report (1:36:32): Jason Karp entered the staff report into the record and presented it with descriptions of the project.

b) Applicant presentation (1:44:51): Austin Mirizio (Project Representative) gave a presentation detailing the proposed subdivision.

i) Planning Board Questions Included:

- (1) Gillespie: Does the subdivision include any residential lots? A: The developer is not considering it at this time.
- (2) Gillespie: What uses are being considered? A: Easton Concrete will have offices and shops on Tracts 3-5.
- (3) Marum: Has the Spain Ferris Ditch been delineated? A: Delineation for Spain Ferris ditch happened, permit under review.

- c) Public comment (1:51:06): Barb Marx 776 E Valley Center Rd (Written and Verbal Comments Provided) All fencing needs to be upgraded and built to keep animals out of the subdivision and construction debris out of her property and weeds need to be managed.
- d) Applicant Response (1:54:00): The applicant agreed to add a condition regarding fencing and stated that they have a weed management plan.
- e) Board discussion (1:55:02):
 - i) Gillespie: are there any plans to use ditch water for irrigation? A (Casey Bennett, Easton Co.): The developer does have a few shares of irrigation water but not enough and do not plan to use any ditch water for irrigation. 2 proposed wells will be used for irrigation.
 - ii) Doyle: How will owners access their lots and cross the ditch? A: There is a process to build crossings. Lots 9 and 11 will be accessible from Walleye Rd.
 - iii) Marum: What kind of uses will this commercial be? A: Anything.
 - iv) Marum: Can we add any zoning conditions? A: No. Covenants can be implemented by owners.

ACTION: Board Member Meis moved to recommend to the Gallatin County Commission approval of a variance to allow a cul-de-sac length of 1,300 feet. Board Member Marum seconded the motion. All voted aye, motion carried unanimously. (2:07:34)

ACTION: Board Member Marum moved to recommend to the Gallatin County Commission approval of the Panther Park Commercial Subdivision, with an added condition requiring construction of a fence along eastern boundary of the subdivision to be reviewed and approved by the adjacent landowner and planning staff. Board Member Doyle seconded the motion. All voted aye, motion carried unanimously. (2:08:31)

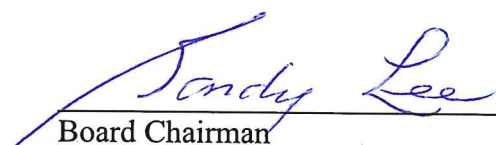
UPDATES

Badger Hollow will be at the next meeting. West Post subdivision received City Council approval.

DATE FOR NEXT MEETING (Monday, August 29, 2022, 7pm)

SUGGESTED ITEMS FOR NEXT AGENDA

ADJOURN-Chairman Lee adjourned the meeting at 9:11 pm.


Board Chairman



City Admin Support Staff
